



City of Ann Arbor
Formal Minutes - Draft
City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Tuesday, June 19, 2012

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

9-a 12-0861

Knights Market and Spring Street Properties, Rezoning and Site Plan for City Council Approval 418 Miller Avenue, 306-310 Spring Street - A proposal to rezone 306 and 310 Spring Street from R2A Two-Family Residential Dwelling to C1 Local Business district, and a site plan for an addition to the Knight's Market at 418 Miller Avenue and to convert the existing structure at 306 Spring Street to a bakery, including landscaping, parking lot and storm water management improvements to the entire 0.41 acre site.

DiLeo presented the staff report.

PUBLIC HEARING:

Tim Athan, 515 Spring Street, said the reason you have seen push back; it is rare to have a cozy neighborhood within walking distance of downtown. This is a fragile situation, such as the impact of traffic, such as a double-.... parked outside Knights. He said cut-through traffic is a problem and the petitioners have indicated that the truck traffic would increase. He said that his concern is, if the area is zoned commercial, Spring street would be appealing for a strip development. He said he heard that floodplain considerations are important, but he noted that many of the houses north up spring are in the floodplain.

Dick Fry said he would like to respond. He said they held a CPO meeting and there was push back from one person.

The Chair declared the public hearing closed.

that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Knight's Market and Spring Street Properties Rezoning from R2A (Two-Family Dwelling) and M1 (Limited Industrial) to C1 (Local Business) and Site Plan, subject to permission from the Zoning Board of Appeals to alter a nonconforming structure and granting a variance to allow storm water management within a floodplain.

COMMISSION DISCUSSION:

Derezinski asked about the potential for commercial creep and natural barriers.

DiLeo said that staff had noted in the previous report that the railroad track provides a break to the east. She said that there is no parking to the north.

Derezinski asked for confirmation that the parking had been in place for 30 years.

DiLeo said yes, and this is staff's primary reason for recommending approval.

Derezinski said the previous speaker had made reference to a strip mall.

DiLeo said that it could be a building with more than one tenant, but parking would limit the size.

Derezinski said that the family had indicated that a number of family members worked at the market and it is a part of the neighborhood. He noted that this was similar to the concerns that were raised as part of Zingerman's and served to inform about how to work with neighbors. He said he is confident these issues will continue to be worked out.

Briggs said she has struggled with this proposal. She said that Knight's is a great addition to the neighborhood and she has interest in facilitating. She said that the parking lot has set the tone, but this expansion would have been approved before now. She said she sees the potential for creep up the street, with future Planning Commissions looking at the floodplain and not seeing a problem with expanding. She said what exists right now is an asset, but unless other options are put forward to address issues, she cannot support.

Bona thanked DiLeo for the thorough and clear discussion of the issues. She said that she didn't see the expansion of C1 up the street as being automatic because of existing residences. The site as it is now should be approved. She said that there needs to be a discussion about homes in floodplains and have a good, robust discussion; acknowledge that situation. She said that, relative to truck traffic, there is only so much we can do as a community to regulate. She said this has to be resolved on a local level, and as long as the residents and business are talking together, this can be worked out. She said the staff report adequately depicted. She challenged the architect to take the building and provide a more pedestrian-friendly front to the neighborhood.

Giannola said she was torn on this request. She said her main concern was the future; she would feel better if there is more investment in the store so it's clear that would not be sold in the next 5 years. She said

the property to the north is still residential and they would have to come back to be rezoned to get more in. Regarding traffic, Zingerman's said they were going to request vendors to send smaller trucks. Not enough concerns left to vote no.

Pratt asked if the structures to the north are out of floodplain.

DiLeo said the three parcels are entirely in. The north property is mostly in. The remaining parcels have the floodplain in the rear, most have the principal buildings outside.

Pratt said it would not make sense to have anything other than residential to the north. He said this site has been commercial, with the corridor intersecting with residential on Chapin/Spring. Intersection is node, rather than extending elsewhere. It wouldn't make sense to continue zoning up street. The two parcels have historically been a part of commercial use.

Adenekan said she is supporting this request, but she had a question about the trucks.

Vernon Bedolla, manager for Knight's, 417 Spring Street, said the truck usage could increase. He said there will still be the same number of trucks, but increased load in each.

Westphal asked if we had known about location of floodplain, these would not be split zoned between residential and industrial.

DiLeo said the split zoning is related to the railroad tracks. Playing Zoning Detective, combination of poor mapping and railroad ROW. In place since 1963.

Rampson provided background.

Westphal asked about the temporary structure and whether this should stay in place if they don't prevail.

DiLeo said that the temporary building has long passed its temporary nature. She said she is hesitant to say that this is contingent. If rezoning does not occur, does not necessarily mean that temp structures would remain.

Westphal said that if approved, would be removed.

DiLeo said these are removed in the proposed site plan.

Westphal said the staff report outlines the issues, and he was concerned about the impact of changes. He said the AHP for C1 reflect the changes from a year ago.

DiLeo said that setbacks are 10-25 ft from setback, parking behind front of building.

Westphal asked for confirmation of the application of the new standards.

DiLeo clarified where a new building and parking could be built.

Westphal said he had a lot of questions, and now is more comfortable with development scenarios. If came back for look at properties to the north, would not like to see continue. Given limited nature of this project, would be benefit to neighborhood.

A motion was made that the Resolution/Public Hearing be Recommended for Approval to the City Council,. On a roll call, the vote was as follows with the [Enter Title] declaring the motion carried

Yeas: 6 - Bonnie Bona, Evan Pratt, Tony Derezinski, Kirk Westphal, Diane Giannola, and Eleanore Adenekan

Nays: 1 - Erica Briggs

Absent: 2 - Eric A. Mahler, and Wendy Woods